

MEMORANDUM

APRIL 18, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR, LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-six zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	5			1
Major new housing or rehabilitation	4			1
Residential (building expansions, subdivisions, etc.)	5			2
Parking; gas stations; repair garages		3		
Industrial; chemical storage				
Institutional	1			
Commercial; office; business	2	1		
Hotels; restaurants	1			
Signs				

We recommend approval of five residential conversions:

- Z-7574-7575: 971-973 Blue Hill Ave., Mattapan. Change occupancy from two three apartment to two four apartment structures. Rehabilitation and conversion will restore buildings to occupancy with adjacent residential neighborhood. No response. Design review proviso.
- Z-7577: 98A-98 West Cedar St., Boston. Change occupancy six to eighteen apartments and store. Rental units, expansion of neighborhood store, elimination of gas service station. Beacon Hill Architectural Commission and Beacon Hill Civic Association have no opposition.
- Z-7597: 48 Robeson St., Jamaica Plain. Conversion from one to two family dwelling consistent with similar property on street and in neighborhood. Design review proviso.

- Z-7572: 714 Adams St., Dorchester. Change occupancy four apartments and two professional offices, to six apartments. Condition existing approximately five years without apparent complaint. No response.
- Z-7587: 826 East Fifth St., South Boston. Change occupancy one family dwelling to four apartments. Condominium units. Open deck mitigates open space deficiency. Four off-street parking spaces. Design review proviso.

We recommend approval of four major new housing or rehabilitation cases:

- Z-7592: 4971 Washington St., West Roxbury. Erect four story 71 unit condominium structure. One and two bedroom units. Off-street parking for 104 cars. Site presently occupied as contractor's yard. Site abuts three multi family structures. West Roxbury Civic Association supports. Design review proviso.
- Z-7640: 743 East Fourth St., South Boston. Former City of Boston Tuckerman School will be restored and converted to 19 affordable apartment units. Neighborhood supports. Design review proviso.
- Z-7583-7586: 62-70 Savin Hill Ave., and 42 Auckland St., Dorchester. Erect four one family dwellings. Proposal appropriate, desirable and will enhance Savin Hill neighborhood. Design review proviso.
- Z-7613: 204 Milton St., Dorchester. New one family dwelling consistent with residential neighborhood. Provisos: owner occupancy and design review.

We recommend approval of five residential building expansions, subdivisions, etc.:

- Z-7576: 210 Park St., West Roxbury. One story addition to one family dwelling will not increase existing side yard violation. No response. Design review proviso.
- Z-7581: 66 Sydney St., Dorchester. Rear addition to one family dwelling for kitchen space. No adverse affect. Abutters support.
- Z-7589: 12 Woodbrier Rd., West Roxbury. Family room addition to one family dwelling. Adequate rear yard remains. Abutor supports. Design review proviso.
- Z-7596: 49 Sydney St., Dorchester. Accessory garage to one family dwelling. Existing condition. Abutters support.
- Z-7579-80: 6-12 Church St., and 42 Fayette St. Subdivision will allow sale of 6-8 Church St., two apartments and store. Bay Village Association has no objection.

We recommend approval two of commercial, office, business cases:

- Z-7570: 500 Lincoln St., Allston. Two story addition to office building. Floor area increase minimal. Adequate parking opposite site. Allston Civic Association supports. Design review proviso.
- Z-7578: 57 Fargo St., South Boston. Erect two story garage structure. Consistent with industrial-commercial area. Design review proviso.

We recommend denial of four cases:

- Z-7588: 4009 Washington St., Roslindale. Used car sales in addition to gas station and auto glass installation at this site is undesirable and inappropriate.
- Z-7595: 186 Columbia Rd., Dorchester. Use premises for sale of 68 used cars. Predominant residential neighborhood would be seriously affected by proposal. Community adamantly opposed.
- Z-7573: 1070-1072 Bennington St., East Boston. Change occupancy three family dwelling to two family dwelling and mechanical contracting office. Proposal would eliminate residential unit in residential neighborhood.
- Z-7602: 17-19R Shawmut Street, Boston. Erect 1 car garage. Represents commercial encroachment on residential property. Bay Village Association is opposed.

We recommend approval of one institutional case:

- Z-7635: 4-12 Perthshire Rd., Brighton. Change occupancy maternity home, clinic and home for unwed mothers to same and day care center for 50 children. Proposal will provide the only infant-toddler facility in the Allston-Brighton area.

We recommend approval of one restaurant case:

- Z-7593: 883-889 Boylston Street, Boston. Combining two existing restaurants. Modify existing Board of Appeal provisos to allow 2:00 A.M. closing seven days a week and permit entertainment provided there is no dancing or band using electrified instruments. Neighborhood Association has no opposition.

We recommend deferral of four cases:

- Z-7614: 5 Bellevue Hill Rd., West Roxbury. Size of addition to one family dwelling and side yard violation are concerns which petitioner must address and resolve in meeting with abutters and neighborhood association.

- Z-7599: 592 Cambridge St., Allston. Change occupancy one family dwelling to lodging house. Petitioner must meet with community to discuss 15 room 18-lodger facility and lack of off-street parking.
- Z-7569: 1933 Commonwealth Ave., Brighton. Erect seven story 48 unit apartment structure with parking garage. Concerns are: materials, front entrance, height, lot coverage, lack of sufficient off-street parking, shadow studies.
- Z-7603: 3-5 Hanson Street, Boston. Erect roof top addition. Petitioner must meet with South End Historical Society and Boston Redevelopment Authority.

BOARD OF APPEAL REFERRALS

April 18, 1985

Hearing

1. Z-7569 4/23/85 Continental Housing Co.
1933 Commonwealth Avenue, Brighton
2. Z-7570 4/23/85 Cambridge Lee Industries, Inc.
500 Lincoln Street, Allston
3. Z-7572 4/23/85 Vincent J. Sica, Trustee
714 Adams Street, Dorchester
4. Z-7573 4/23/85 John Dillon
1070-1072 Bennington Street, East Boston
5. Z-7574-7575 4/23/85 Wilfred Phoenix
971-973 Blue Hill Avenue, Mattapan
6. Z-7576 4/23/85 Michael J. Tighe
210 Park Street, West Roxbury
7. Z-7577 4/23/85 Alfred and May Tom
98A-98 West Cedar Street, Boston
8. Z-7578 4/23/85 Athena Psarros
57 Fargo Street, South Boston
9. Z-7579-7580 4/23/85 Terence Janericco
6-12 Church and 42 Fayette Streets,
Boston
10. Z-7581 4/23/85 Robert St. Pierre
66 Sydney Street, Dorchester
11. Z-7583-7586 4/23/85 Robert J. Shannon
62-70 Savin Hill Avenue and
44 Auckland Street, Dorchester
12. Z-7587 4/30/85 P & P Realty Co.
826 East Fifth Street, South Boston
13. Z-7588 4/30/85 Domenic V. Mastro
4009 Washington Street, Roslindale
14. Z-7589 4/30/85 Richard P. DeCoste
12 Woodbrier Road, West Roxbury
15. Z-7592 4/30/85 Roslindale Contracting Co., Inc.
4971 Washington Street, West Roxbury
16. Z-7593 4/30/85 Belford Realty Trust
883-889 Boylston Street, Boston
17. Z-7595 4/23/85 Hector Burgos
186 Columbia Road, Dorchester
18. Z-7596 4/30/85 John H. Sheehan
49 Sydney Street, Dorchester

BOARD OF APPEAL REFERRALS

April 18, 1985 (cont.)

Hearing

- | | | | |
|-----|--------|---------|--|
| 19. | Z-7597 | 4/30/85 | Barbara Kaplan
48 Robeson Street, Jamaica Plain |
| 20. | Z-7599 | 4/30/85 | Gold Associates
592 Cambridge Street, Allston |
| 21. | Z-7602 | 4/30/85 | Vassiolois Kotazampaltiris
17-19r Shawmut Street, Boston |
| 22. | Z-7603 | 4/30/85 | Peter Alduino
3-5 Hanson Street, Boston |
| 23. | Z-7613 | 4/30/85 | Florian Associates, Inc.
204 Milton Street, Dorchester |
| 24. | Z-7614 | 4/23/85 | Bruce D. Nelson
5 Bellevue Hill Road, West Roxbury |
| 25. | Z-7635 | 4/30/85 | Crittenton Hastings House of the
Florence Crittenton League
4-12 Perthshire Road, Brighton |
| 26. | Z-7640 | 4/30/85 | Robert E. Tackeff and Robert T.
Kenney, Trustees
743 East Fourth Street, South Boston |

MEMORANDUM

April 18, 1985

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STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR, LAND USE AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/23/85

Z-7569
Continental Housing Co.
1933 Commonwealth Avenue
Brighton

Existing
at site: 11,626 square feet of land

Purpose of
petition: Erect seven-story 48-unit apartment structure with parking garage.

District(s) Site is in apartment multifamily (H-3) district.
and Use(s): Apartment structure is allowed use in this district.

Violations:

Floor area ratio is excessive.

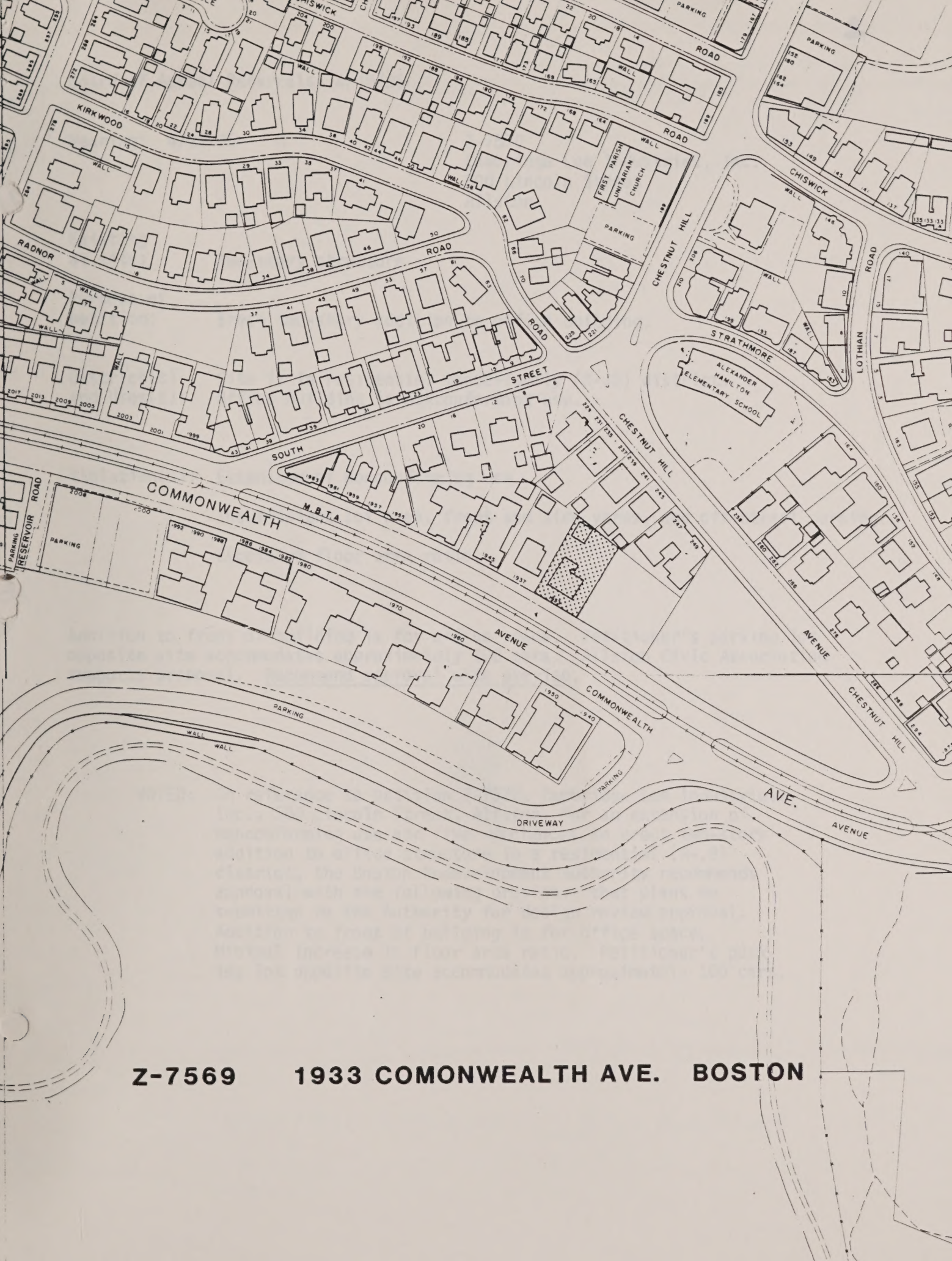
Open space, side and rear yards, and off-street parking are insufficient.

Parking within five feet of side lot line not allowed.

Underground encroachment.

Although this development has received initial approval from State Executive Office of Community Development for SHARPE financing guaranteeing twelve low and moderate income units, the following serious concerns must be addressed and be resolved by developers: front entrance, height, lot coverage, lack of sufficient off-street parking, and shadows. Also, an amendment to a 121A agreement will be required for off-street parking use of Reservoir Towers property. Community opposition exists. Recommend deferral.

VOTED: In reference to petition Z-7569, Continental Housing Co., 1933 Commonwealth Avenue, Brighton, for seven variances to erect a seven-story 48-unit apartment structure with parking garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral. Although this development has received initial approval from the State Executive Office of Community Department for SHARPE financing guaranteeing twelve low and moderate income units, the following serious concerns must be addressed and be resolved by the developer: materials, front entrance, height, lot coverage, lack of sufficient off-street parking, and shadows. Also, an amendment to a 121A agreement will be required for off-street parking use of Reservoir Towers property. Developer must meet with community.



Z-7569

1933 COMONWEALTH AVE. BOSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7570
Cambridge Lee Industries, Inc.
500 Lincoln Street
Allston

Existing
at site: Two-story structure

Purpose of
petition: Erect two-story addition to office building.

District(s) Site is in residential three-family (R-.8) district.
and Uses(s): Office building is nonconforming use.

Violation(s): Extension of nonconforming use.

Insufficient lot area, front and side yards, and off-street parking.

Excessive floor area ratio.

Addition to front of building is for office space. Petitioner's parking lot opposite site accommodates approximately 100 cars. Allston Civic Association supports proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-7570, Cambridge Lee Industries, Inc., 500 Lincoln Street, Allston, for an extension of nonconforming use and five variances to erect two-story addition to office structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition to front of building is for office space. Minimal increase in floor area ratio. Petitioner's parking lot opposite site accommodates approximately 100 cars.



Z-7570

500 LINCOLN ST.

ALLSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7572

Vincent J. Sica, Trustee
714 Adams Street
Dorchester

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from four apartments and two professional
offices to six apartments.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Apartments are forbidden use in this district.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Six-unit occupancy has existed approximately five years without apparent
complaint. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-7572, Vincent J. Sica,
Trustee, 714 Adams Street, Dorchester, for a
forbidden use and a variance for change of occu-
pancy from four apartments and two professional
offices to six apartments in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends approval. Six-unit occupancy has
existed approximately five years without apparent
complaint.

Z-7572

714 ADAMS ST. DORCHESTER



Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7573
John Dillon
1070-1072 Bennington Street
East Boston

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from three- to two-family dwelling and office.

District(s) Site is in residential three-family district.
and Uses(s): Office is forbidden use in this district.

Violation(s):

Office is forbidden use.

Proposal would eliminate residential unit to accommodate office encroachment in a residential neighborhood. Recommend denial.

VOTED: In reference to petition Z-7573, John Dillon, 1070-1072 Bennington Street, East Boston, for a forbidden use for change of occupancy from three- to two-family dwelling and office in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal would eliminate residential unit to accommodate office encroachment in a residential neighborhood.



Z-7573

1070-1072 BENNINGTON ST. EAST BOSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7574-7575
Wilfred Phoenix
971-973 Blue Hill Avenue
Mattapan

Existing
at site: Three-story duplex structure

Purpose of
petition: Change occupancy from two three-apartment to two four-apartment
structures.

District(s) Site is in apartment multifamily (H-1) and local business (L-1)
and Uses(s): districts.
Apartments are allowed in these districts. Conversion is
forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Proposed rehabilitation and conversion will restore buildings to a viable
occupancy, compatible with adjacent residential neighborhood. No response
from abutters. Recommend approval with proviso.

VOTED: In reference to petitions Z-7574-7575, Wilfred Phoenix,
971-973 Blue Hill Avenue, Mattapan, for two forbidden
uses and six variances for change of occupancy from
two three-apartment to two four-apartment structures
in apartment and local business (H-1 and L-1) districts,
the Boston Redevelopment Authority recommends approval
with the following proviso: that plans for any exterior
changes be submitted to the Authority for design approval.
Proposed rehabilitation and conversion will restore
buildings to a viable occupancy, compatible with adjacent
residential neighborhood.



Z-7574-75

971-973 BLUE HILL AVE. MATTAPAN

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7576
Michael J. Tighe
210 Park Street
West Roxbury

Existing
at site: 2½-story structure

Purpose of
petition: Erect one-story addition to one-family dwelling.

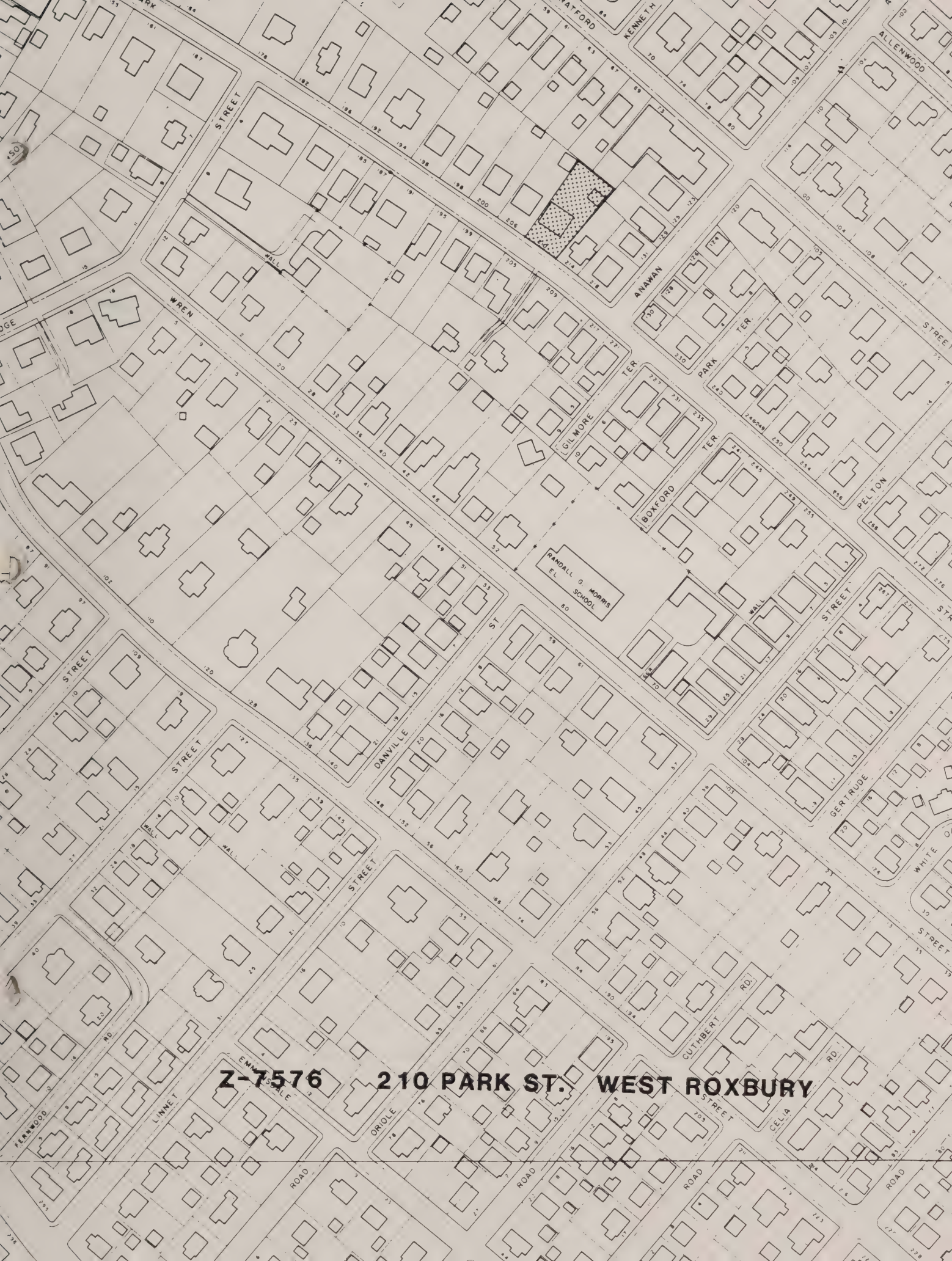
District(s) Site is in single-family (S-.3) district.
and Uses(s): One-family dwelling is allowed use in this district.

Violation(s):

Side yard is insufficient.

Addition for kitchen space will not increase existing side yard violation.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7576, Michael J. Tighe, 210 Park Street, West Roxbury, for a variance to erect one-story addition to one-family dwelling in a single-family (S-13) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition for kitchen space will not increase existing side yard violation.



Z-7576

210 PARK ST.

WEST ROXBURY

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7577

Alfred and May Tom
98A-98 West Cedar Street
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from six to eighteen apartments and store;
erect five-story addition.

District(s) Site is in apartment multifamily (H-2-65) district.
and Uses(s): Apartments are allowed in this district; conversion is forbidden
use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space, front yard, corner traffic visibility, and off-street
parking are insufficient.

Proposal will provide 18 rental units, expand existing neighborhood store,
and eliminate former gas service station at intersection of Charles Street.
Beacon Hill Architectural Commission has granted design approval, and
Beacon Hill Civic Association is not opposed. Recommend approval.

VOTED: In reference to petition Z-7577, Alfred and May Tom,
98A-98 West Cedar Street, Boston, for a forbidden use
and six variances for change of occupancy from six
apartments to eighteen apartments and store and erect
five-story addition in an apartment (H-2-65) district,
the Boston Redevelopment Authority recommends approval.
Proposal will provide 18 rental units, expand existing
neighborhood store, and eliminate former gas service
station at intersection of Charles Street. Beacon
Hill Architectural Commission has granted design
approval, and Beacon Hill Civic Association is not
opposed.



Z-7577

98A-98 WEST CEDAR ST. BOSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7578
Athena Psarros
57 Fargo Street
South Boston

Existing
at site: 12,500 square feet of land

Purpose of
petition: Erect two-story garage structure.

District(s) Site is in manufacturing (M-4) district.
and Uses(s): Garage is conditional use in this district.

Violation(s):

Garage is conditional use.

Rear yard is insufficient.

Proposed delivery service truck garage is compatible with industrial-commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-7578, Athena Psarros, 57 Fargo Street, South Boston, for a conditional use and a variance to erect two-story garage structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Proposed delivery service truck garage is compatible with industrial-commercial area.



Z-7578

57 FARGO ST. SOUTH BOSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7579-7580

Terence Janericco

6-12 Church Street and 42 Fayette Street
Boston

Existing
at site: Three-story structures

Purpose of
petition: Subdivide.

District(s) Site is in apartment multifamily (H-2) district.
and Uses(s): Apartments are allowed uses; store, coffee shop, and cooking class
are nonconforming uses.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Existing property contains eight apartments, store, coffee shop, and accessory cooking class. Proposal would subdivide 6-8 Church Street, two apartments and store, for purpose of sale. Bay Village Association reviewed plans and has no opposition. Recommend approval.

VOTED: In reference to petitions Z-7579-7580, Terence Janericco, 6-12 Church Street and 42 Fayette Street, Boston, for three variances to subdivide in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of 6-8 Church Street, two apartments and store. Bay Village Association reviewed plans and has no opposition.



**Z-7579-80 6-12 CHURCH ST.
42 FAYETTE ST. BOSTON**

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7581
Robert St. Pierre
66 Sydney Street
Dorchester

Existing
at site: 2½-story structure

Purpose of
petition: Legalize occupancy as one-family dwelling; erect addition.

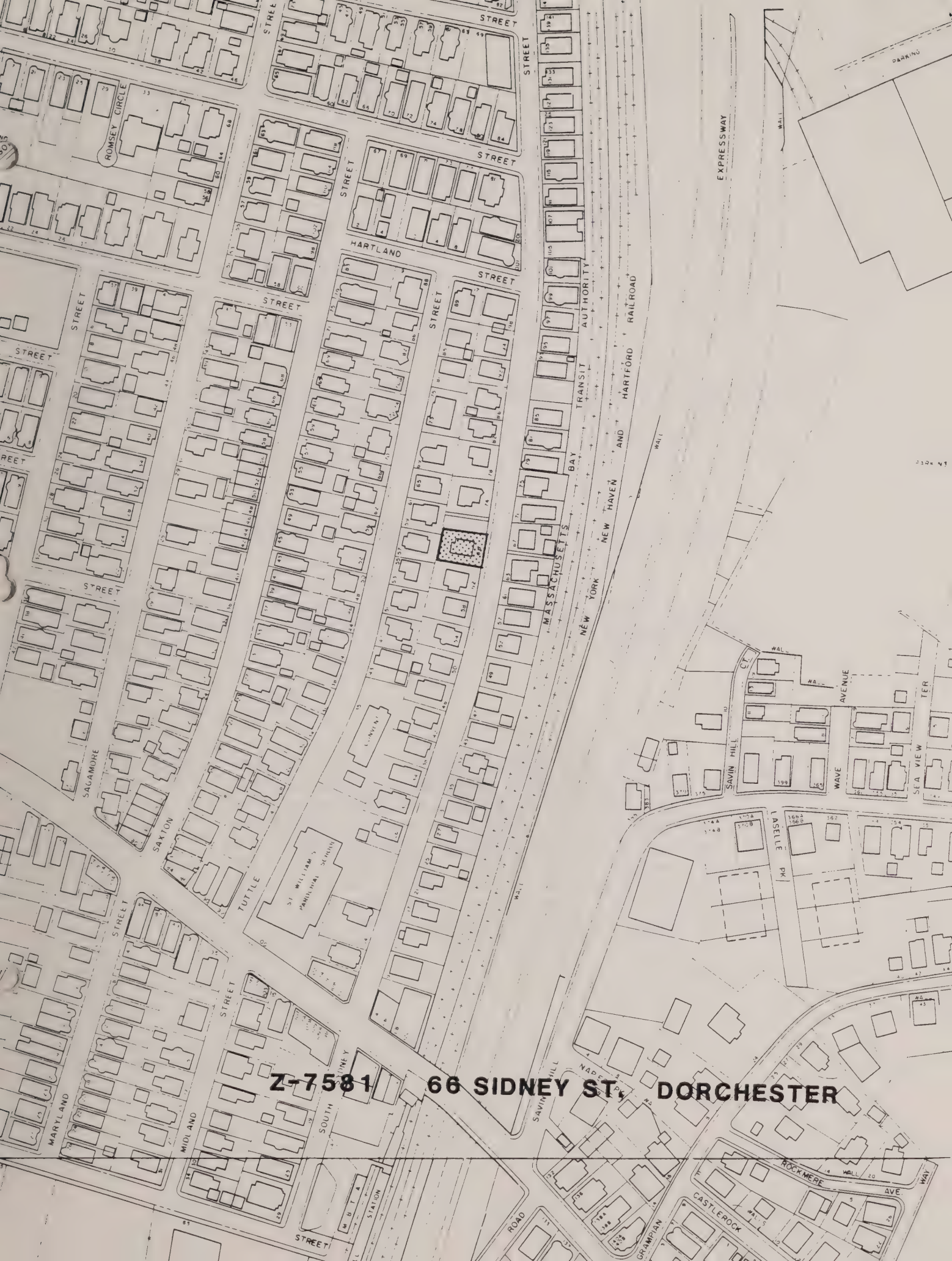
District(s)
and Uses(s): Site is in residential (R-.8) three-family district.
One-family dwelling is allowed use in this district.

Violation(s):

Rear yard is insufficient.

One-family dwelling has existed for many years. Kitchen extension will not adversely affect surrounding properties. Abutters support legalization.
Recommend approval.

VOTED: In reference to petition Z-7581, Robert St. Pierre, 66 Sydney Street, Dorchester, for variance to legalize occupancy as one-family dwelling and erect addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. One-family dwelling for many years. Kitchen extension will not adversely affect surrounding properties.



Z-7581 66 SIDNEY ST, DORCHESTER

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7583-7586

Robert J. Shannon

62-70 Savin Hill Avenue and

44 Auckland Street, Dorchester

Existing

at site: 20,087 square feet of land

Purpose of

petition: Erect four one-family dwellings.

District(s) Site is in residential (R-.8) and apartment (H-1) three-family/
and Uses(s): multifamily district.

One-family dwellings are allowed in these districts.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

One-family dwellings are appropriate and desirable and will enhance the
Savin Hill neighborhood. Residents support development. Recommend approval
with proviso.

VOTED: In reference to petitions Z-7583-7586, Robert J. Shannon, 62-70 Savin Hill Avenue and 44 Auckland Street, Dorchester, for ten variances to erect four one-family dwellings in residential and apartment (R-.8 and H-1) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of landscaping and off-street parking, be submitted to the Authority for design review approval. One-family dwellings are appropriate and desirable and will enhance the Savin Hill neighborhood.



Z-7583-86

62-70 SAVIN HILL AVE.

44 AUCKLAND ST. DORCHESTER

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7587
P & P Realty Co.
826 East Fifth Street
South Boston

Existing
at site: Two-story structure

Purpose of
petition: Change occupancy from one-family dwelling to four apartments.

District(s) Site is in residential three-family/multifamily district.
and Uses(s): Apartments are allowed in this district; conversion is
forbidden use.

Violation(s):

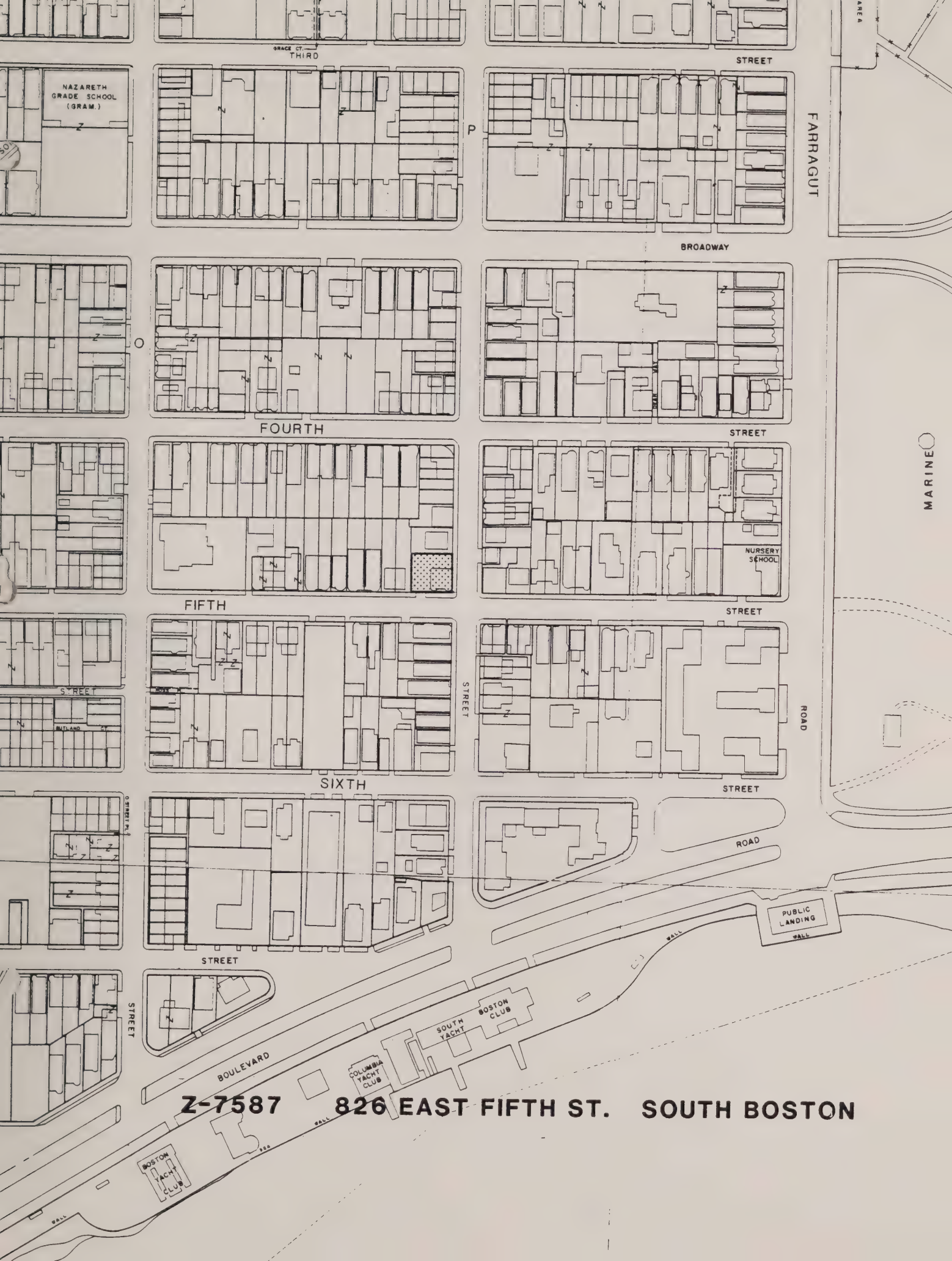
Dwelling converted for three families is forbidden use.

Parking not allowed in required front yard.

Lot area and open space are insufficient.

Development will contain four condominium units. Open deck will tend to mitigate open space deficiency. Four off-street parking spaces will be provided. Petitioner will review plans with community. Recommend approval with proviso.

VOTED: In reference to petition Z-7587, P & P Realty Co., 826 East Fifth Street, South Boston, for a forbidden use and three variances for change of occupancy from one-family dwelling to four apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Development will contain four condominium units. Open deck will tend to mitigate open space deficiency. Four off-street parking spaces will be provided.



FARRAGUT

BROADWAY

FOURTH

STREET

FIFTH

STREET

SIXTH

STREET

ROAD

ROAD

STREET

STREET

BOULEVARD

SOUTH YACHT CLUB
BOSTON CLUB

COLUMBIA
YACHT CLUB

PUBLIC
LANDING

Z-7587

826 EAST FIFTH ST. SOUTH BOSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7588
Domenic V. Mastro
4009 Washington Street
RoslindaleExisting
at site: Gas stationPurpose of
petition: Change occupancy from gas station and auto glass installation
to same and outdoor sale and display of used cars.District(s) Site is in local business (L-.5) district.
and Uses(s): Gas station and glass installation are conditional uses, and sale-
display of used cars is forbidden use, in this district.Violation(s): Outdoor sale or display for sale of new or used cars is
forbidden use.

Front yard is insufficient.

Additional automotive use at this site is inappropriate and undesirable and
would aggravate existing traffic problems on heavily congested Washington
Street. Recommend denial.

VOTED: In reference to petition Z-7588, Domenic V. Mastro,
4009 Washington Street, Roslindale, for a forbidden use
and a variance for change of occupancy from gas station
and auto glass installation to same and outdoor sale
and display of used cars in a local business (L-.5)
district, the Boston Redevelopment Authority recommends
denial. Existing traffic problems on heavily congested
Washington Street.



Z-7588

4009 WASHINGTON ST.

ROSLINDALE

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85 Z-7589
Richard P. DeCoste
12 Woodbrier Road
West Roxbury

Existing
at site: 2½-story structure

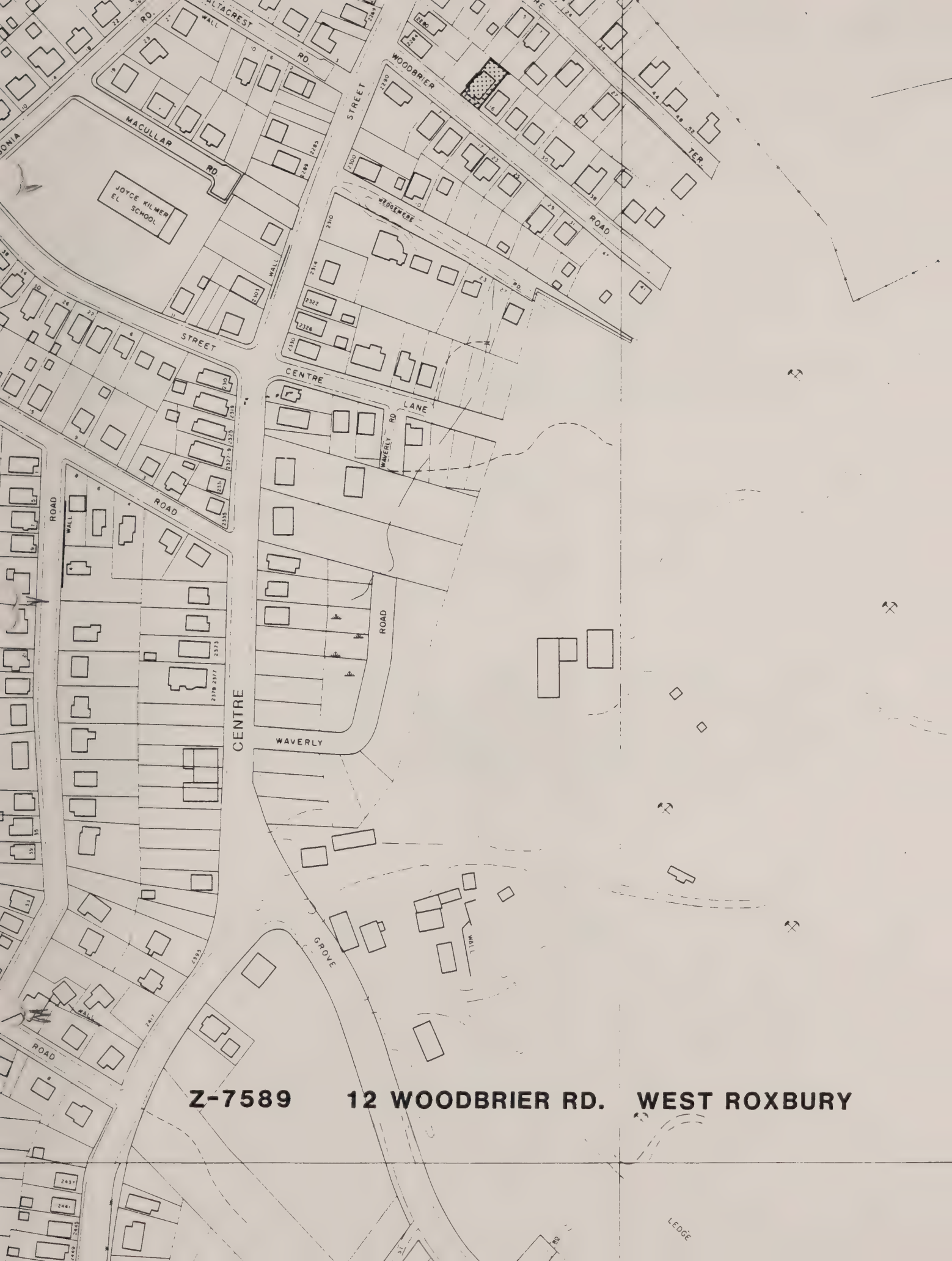
Purpose of
petition: Erect one-story addition to one-family dwelling.

District(s) Site is in single-family (S-.5) district.
and Uses(s): One-family dwelling is allowed in this district.

Violation(s): Insufficient rear yard.

Family room addition would be constructed over existing deck. Adequate rear yard will remain. Abutter supports proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-7589, Richard P. DeCoste, 12 Woodbrier Road, West Roxbury, for a variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of landscaping, be submitted to the Authority for design review approval. Family room addition would be constructed over existing deck. Adequate rear yard will remain.



Z-7589

12 WOODBRIER RD.

WEST ROXBURY

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85 Z-7592
Roslindale Contracting Co., Inc.
4971 Washington Street
West Roxbury

Existing
at site: 2.5 acres of land

Purpose of
petition: Combine lots; erect four-story, 71-unit apartment structure

District(s)
and Uses(s): Site is in single-family (S-.5) and residential two-family (R-.5)
districts. Multifamily dwellings are forbidden in these dis-
tricts.

Violation(s): Multifamily dwellings are forbidden use.

Parking lot not allowed within required front yard.

Floor area ratio and building height are excessive.

Lot area is insufficient.

Site is presently used as contractor's yard and for business garage. Proposed condominium structure will contain one- and two-bedroom units; 104 off-street parking spaces will be provided. Petitioner initially applied for 86 units. In response to neighborhood concerns, number of units was reduced. Floor area ratio violation (.66) is minimal. Site abuts three multifamily structures. West Roxbury Civic Association supports proposal. Recommend approval with provisos.

VOTED: In reference to petition Z-7592, Roslindale Contracting Co., Inc., 4971 Washington Street, West Roxbury, for a forbidden use and four variances to erect four-story, 71-unit apartment structure in single-family and residential (S-.5 and R-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner continue to meet with West Roxbury Civic Association. Site is presently used as contractor's yard and for business garage. Proposed condominium structure will contain one- and two-bedroom units; 104 off-street parking spaces will be provided. Floor area ratio violation is minimal (.66). Site abuts three multifamily structures. West Roxbury Civic Association supports proposal.



STONY BROOK
RESERVATION

Z-7592 4971 WASHINGTON ST. WEST ROXBURY

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7593
Belford Realty Trust
883-889 Boylston Street
Boston

Existing
at site: Four-story structure

Purpose of
petition: Modify previous Board of Appeal decision concerning
883-889 Boylston Street restaurant use.

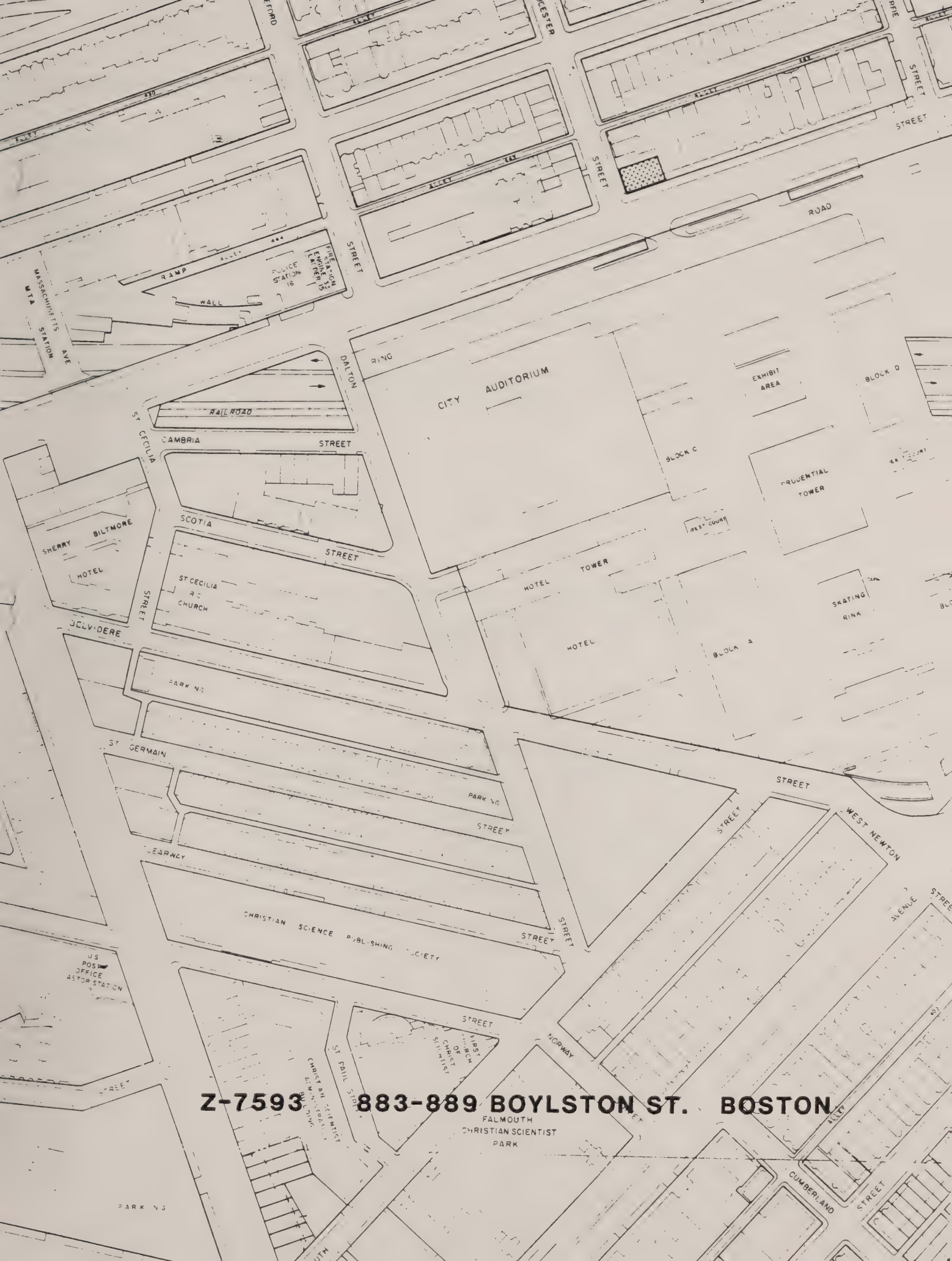
District(s) Site is in general business (B-10-155) district.
and Uses(s): Restaurant is legal nonconforming use.

Violation(s): Extension of nonconforming use (restaurant), at variance with
decision of Board of Appeal.

Proposal involves proposed transfer of license to CRT Food and Beverage, Inc.,
which intends to combine its Hunter's Pub with petitioner's Ruggles restaurant.

Proviso in previous Board of Appeal decision requiring that operation terminate
no later than 11 p.m. Sunday, 12 midnight Monday through Thursday, and 1 a.m.
Saturday and Sunday would be modified to permit operation until 2 a.m. seven
days a week; proviso extending use to Alpine Restaurants, Inc. (Ruggles) only
would be eliminated; proviso that no entertainment license would be sought in
connection with restaurant would be modified to allow entertainment provided
that there be no band using electrified instruments and no dancing. Neighborhood
Association of the Back Bay has reviewed proposal and is not opposed. Recommend
approval.

VOTED: In reference to petition Z-7593, Belford Realty Trust, 833-889
Boylston Street, Boston, for an extension of a nonconforming use
and a variance to modify Board of Appeal decision in a general
business (B-10-155) district, the Boston Redevelopment Authority
recommends approval. Two existing restaurants will be combined.
Neighborhood Association of the Back Bay has reviewed proposal
and is not opposed.



Z-7593 883-889 BOYLSTON ST. BOSTON

FALMOUTH
CHRISTIAN SCIENTIST
PARK

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7595
Hector Burgos
186 Columbia Road
Dorchester

Existing
at site: Gas station

Purpose of
petition: Use premises for outdoor sale and display of 68 used cars.

District(s) Site is in apartment multifamily (H-1) district.
and Uses(s): Sale of used cars is forbidden use.

Violation(s):

Outdoor sale and display for sale of 68 used cars is forbidden use.

Additional use of existing gas station for sale of used cars would have a very serious effect on the predominantly residential neighborhood. Community is adamantly opposed. Recommend denial.

VOTED: In reference to petition Z-7595, Hector Burgos, 186 Columbia Road, Dorchester, for a forbidden use to use premises for outdoor sale and display of 68 used cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Additional use of existing gas station for sale of used cars would have a very serious effect on the predominantly residential neighborhood. Community is adamantly opposed.

Z-7595

186 COLUMBIA RD.

DORCHESTER



Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7596
John H. Sheehan
49 Sydney Street
DorchesterExisting
at site: Two-story structurePurpose of
petition: Legalize garage accessory to one-family dwelling.District(s) Site is in residential three-family (R-.8) district.
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Side yard is insufficient.

Garage is existing condition. Response from abutters is favorable.
Recommend approval.VOTED: In reference to petition Z-7596, John H. Sheehan,
49 Sydney Street, Dorchester, for a variance to
erect garage accessory to one-family dwelling in
a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Garage is existing condition. Accessory structure
is compatible with residential neighborhood.



Z-7596 49 SYDNEY ST. DORCHESTER

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7597
Barbara Kaplan
48 Robeson Street
Jamaica PlainExisting
at site: 2½-story structurePurpose of
petition: Legalize occupancy as two-family dwelling.District(s) Site is in single-family (S-.5) district.
and Uses(s): Two-family dwelling is forbidden use in single-family district.

Violation(s): Dwelling converted for more families is forbidden use.

Conversion is consistent with character of street and neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-7597, Barbara Kaplan, 48 Robeson Street, Jamaica Plain, for a forbidden use to legalize occupancy as two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review. Conversion is consistent with character of street and neighborhood.



Z-7597

48 ROBESON ST.

JAMAICA PLAIN

FRANKLIN

ROSS ESTATE

BOULE

STATUS

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7599
Gold Associates
592 Cambridge Street
Allston

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from one-family dwelling to lodging house.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Lodging house is forbidden use.

Violation(s):

Lodging house is forbidden use.

Lot area, width, frontage, and off-street parking are insufficient.

Height of building is excessive.

Consideration should not be given to this appeal until petitioner has met with abutters and community to discuss 15-room, 18-lodger facility and lack of sufficient off-street parking. Recommend deferral of decision.

VOTED: In reference to petition Z-7599, Gold Associates, 592 Cambridge Street, Allston, for a forbidden use and five variances for change of occupancy from one-family dwelling to lodging house in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of decision. Consideration should not be given to this appeal until after petitioner has met with abutters and community to discuss 15-room, 18-lodger facility and lack of sufficient off-street parking.

Z-7599

592 CAMBRIDGE ST. ALLSTON



Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7602
Vassiolios Kotazampaltiris
17-19r Shawmut Street
Boston

Existing
at site: 2½-story structure

Purpose of
petition: Erect accessory one-car garage.

District(s) Site is in general business (B-8) district.
and Uses(s): Allowed use.

Violation(s):

Rear yard is insufficient.

Existing garage in rear of 17-19 Shawmut Street has been constructed as an addition to gas station—car rental facility located at corner of Church and Stuart Streets. It is not accessible from Shawmut Street. This proposal constitutes a commercial encroachment on residential property. Bay Village Neighborhood Association is opposed. Recommend denial.

VOTED: In reference to petition Z-7602, Vassiolios Kotazampaltiris 17-19r Shawmut Street, Boston, for a variance to erect one-car accessory garage in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. Existing garage in rear of 17-19 Shawmut Street has been constructed as an addition to gas station--car rental facility located at corner of Church and Stuart Streets. It is not accessible from Shawmut Street. This proposal constitutes a commercial encroachment on residential property. Bay Village Neighborhood Association is opposed.

Z-7602

17-19R SHAWMUT ST. BOSTON



Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7603
Peter Alduino
3-5 Hanson Street
Boston

Existing
at site: 4½-story structure

Purpose of
petition: Erect one-story roof addition to eleven-unit apartment structure.

District(s) Site is in apartment (H-3) multifamily district.
and Uses(s): Apartments are allowed use in this district.

Violation(s):

Floor area ratio is excessive.

Petitioner must review plans with staff and South End Historical Society to ensure that addition is compatible with surrounding physical environment.
Recommend deferral of decision.

VOTED: In reference to petition Z-7603, Peter Alduino, 3-5 Hanson Street, Boston, for a variance to erect roof addition to eleven-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of decision. Petitioner must review plans with Authority and South End Historical Society to ensure compatibility with residential neighborhood.



Z-7603

3-5 HANSON ST. BOSTON

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85

Z-7613
Florian Associates, Inc.
204 Milton Street
Dorchester

Existing
at site: 6,000 square feet of land

Purpose of
petition: Erect one-family dwelling.

District(s) Site is in single-family (S-.5) district.
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Front yard is insufficient.

One-family dwelling is consistent with residential nature of neighborhood.
Yard violation is minimal. Recommend approval with provisos.

VOTED: In reference to petition Z-7613, Florian Associates, Inc.,
204 Milton Street, Dorchester, for a variance to erect a
one-family dwelling in a single-family (S-.5) district,
the Boston Redevelopment Authority recommends approval
with the following provisos: that dwelling be owner-
occupied; that plans be submitted to the Authority for
design review approval. One-family dwelling is consistent
with residential nature of neighborhood. Front yard
violation is minimal.



204 MILTON ST.

DORCHESTER

Board of Appeal Referrals 4/18/85

Hearing: 4/23/85

Z-7614
Bruce D. Nelson
5 Bellevue Hill Road
West Roxbury

Existing
at site: One-story structure

Purpose of
petition: Erect 1½-story addition to one-family dwelling.

District(s) Site is single-family (S-.3) district.
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Floor area ratio and height of building are excessive.

Front and side yard are insufficient.

Concerns are size of addition and side yard violation. Petitioner must review plans with abutters and Stratford Clement Neighborhood Association to satisfy their concerns. Recommend deferral of decision.

VOTED: In reference to petition Z-7614, Bruce D. Nelson, 5 Bellevue Hill Road, West Roxbury, for four variances to erect 1½-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral of decision. Size of addition and side yard violation are concerns which petitioner must address and resolve in meeting with abutters and Stratford Clement Neighborhood Association. Consideration should not be given to this appeal until meeting has been held.



Z-7614

5 BELLEVUE HILL RD. WEST ROXBURY

Board of Appeal Referrals 4/18/85

Hearing: 4/30/85 Z-7635
Crittenton Hastings House of the
Florence Crittenton League
4-12 Perthshire Road
Brighton

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from maternity home, clinic, and home for
unwed mothers to same and day care center.

District(s) Site is in residential two-family (R-.5) and three-family (R-.8)
and Uses(s): districts. Day care center is conditional R-.5 district.

Violation(s): Day care center is conditional use.

Underutilized chapel on the 190,000-square-foot complex will be converted to accommodate three infants, fifteen toddlers, sixteen pre-schoolers, and staff. Proposal would provide the only infant-toddler facility in Allston-Brighton. Most abutters indicate support.
Recommend approval.

VOTED: In reference to petition Z-7635, Crittenton Hastings House of the Florence Crittenton League, 4-12 Perthshire Road, Brighton, for a conditional use for change of occupancy from maternity home, clinic, and home for unwed mothers to same and day care center in residential (R-.5) and R-.8) districts, the Boston Redevelopment Authority recommends approval. Underutilized chapel on the 190,000-square-foot complex will provide the only infant-toddler facility in the Allston-Brighton area.

Z-7635

4-12 PERTSHIRE RD.

BOSTON



Board of Appeal Referrals 4/30/85

Hearing: 4/30/85 Z-7640
Robert E. Tackeff and Robert T. Kenney,
Trustees
743 East Fourth Street
South Boston

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from school to 19 apartments.

District(s) Site is in apartment multifamily (H-1-50) district.
and Uses(s): Apartments are allowed in this district.

Violation(s): Parking within required front yard.
Insufficient lot area.

Proposal will restore and convert former City of Boston Tuckerman School, built in 1906, to 19 one-, two-, and three-bedroom condominium units. Neighborhood residents support the development. Recommend approval with proviso.

VOTED: In reference to petition Z-7640, Roger E. Tackeff and Robert T. Kenney, Trustees, 743 East Fourth Street, South Boston, for two variances for change of occupancy from school to 19 apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Proposal will restore and convert former City of Boston Tuckerman School to 19 one-, two-, and three-bedroom condominium units. Neighborhood residents support the development.

